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## COMMON INTEREST COMMUNITY NUMBER 348 A PLANNED COMMUNITY, CENTERVILLE INDUSTRIAL PARK

This CIC Plat is part of the Declaration filed as

Document No. 242,9069.002

on this 18<sup>11</sup> day of December, 20 24.

CITY OF CENTERVILLE COUNTY OF ANOKA SEC. 23, T. 31, R. 22

Bearings are based on the south line of the South 250 feet of the SITE PLAN WITH UNIT DETAIL North 910 feet of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, having an assumed bearing N 89 degrees 23 minutes 31 seconds W. I, Rory L. Synstelien, do hereby certify that the work was undertaken by, or reviewed and approved by, me The East 1/4 Corner of Top nut of the fire hydrant located on the west side of 20th for this CIC Plat of Common Interest Community Number 348, A PLANNED COMMUNITY, CENTERVILLE Sec. 23, Twp. 31, Rng. 22-Avenue approximately 32 feet west of the southwest corner of the subject property. Elevation = 905.81 (NAVD 88) That part of the South 250 feet of the North 910 feet of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota, lying Easterly of a line described as commencing at the Southeast corner of said Section 23; thence North 00 degrees 41 minutes 52 South line of the North 660 feet of said Southeast Quarter of the Southeast Quarter; thence North 88 degrees 32 minutes 26 seconds West, along said South line of the North 660 feet, a distance of 404.35 feet to the point of beginning of the line to be described; thence South 00 degrees 20 minutes 01 The North Line of the SE 1/4 of the seconds West 250.05 feet to the South line of the North 910.00 feet of said Southeast Quarter of the SE 1/4 of Sec. 23, Twp. 31, Rng. 22 Southeast Quarter and said line there terminating, Anoka County, Minnesota SE 1/4 OF Minnesota License No. 44565 The South Line of the North 660 Feet of the County Ditch No. 47, Branch 1-Found 1/2 Inch Iron Pipe-SE 1/4 of the SE 1/4 of Sec. 23, Twp. 31, Rng. 22 (DESC=N88°32'26"W) With Cap No. 17765 N89°23'31"W 404.35 Ponding and Flowage Easement-~ **CE-Grass** CE- Curb and Gutter-**CE-Bituminous Drive** CE- Curb and Gutter-100.1 **CE-Bituminous ARCHITECT'S CERTIFICATE UNIT 160** \_\_, pursuant to Minnesota Statutes, Section 515B.2-1101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems **CE-Bituminous** 4.7 4.6 4.6 4.9 6.7 7.9 6.7 serving more than one unit, are substantially completed Parking Lot Laurel Schmidt (6,9 13.5 The East Line of Licensed Architect Sec. 23, Twp. 31, Rng. 22 **UNIT 150** Minnesota License No. <u>5</u>2647 CE- Curb and Gutter-STATE OF MINNESOTA COUNTY OF REMEMBER CE-Concrete The foregoing instrument was acknowledged before me this 16th day of December 20 24 or Levrel Schmidt CE-Grass **UNIT 140** 89.3 11 11 SEC. **UNIT 130 COUNTY SURVEYOR** Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this CIC plat has been reviewed and approved 98.1 CE-Concrete Retaining Wall this 17th day of December Ponding and Flowage Easemen 30.0 **UNIT 120** Anoka County Surveyor CE-Bituminous **CE-Bituminous** Parking Lot -CE-Trash Enclosure 89.1 **COUNTY AUDITOR/TREASURER CE-Grass** `~CE- Curb and Gutter Pursuant to Minnesota Statutes, Section 515B.1-116, taxes payable in the year 20 24 hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this day of December 2024. 1 1/1/ /-By: Pamela J. LeBlanc **UNIT 110** Property Tax Administrator ? CE-Mechanical <sup>∞</sup> φ 13.7 × 75.9 CE-Grass COUNTY RECORDER/REGISTRAR OF TITLES 100.1 \( \frac{1}{200} \) County of Anoka, State of Minnesota ---CE-Concrete I hereby certify that this plat of COMMON INTEREST COMMUNITY NO. 348, A PLANNED COMMUNITY, Found 1/2 Inch Iron Pipe ௴ Transformer Pad Ponding and Flowage Easement With Cap No. 17765 Found 1/2 Inch Iron Pipe-CE-Rip-Rap Per Doc. No. 1541956 With Cap No. 17765 and was duly recorded as Document Number 24290 69.002 The South Line of the North 910 Feet of the N89°23'31"W 402.78 (DESC) Denotes Bearing or Distance per Description. -SE 1/4 of the SE 1/4 of Sec. 23, Twp. 31, Rng. 22 By: Pamela J. LeBlanc Denotes a Anoka County cast iron monument. **BENCHMARK** County Recorder/Registrar of Titles Denotes a Mag Nail with Disc set and marked by License No. 44565. Top of Nut Hydrant Elevation=905.81 Denotes a Found Iron Monument. (NAVD 88) O Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565. CE Denotes Common Element The Southeast Corner of The units have the following Floor Elevation: 907.04 Sec. 23, Twp. 31, Rng. 22---The units have the following Ceiling Elevation: 925.70